



**Historic Preservation Commission
REGULAR MEETING
Tuesday, March 12, 2019 7:00 PM
--- MINUTES ---**

Municipal Complex - 25 Neptune Boulevard - Neptune NJ 07753 - Township Committee Room (Second Floor)

The meeting was called to order at 7:00 pm by HPC Chairperson Deborah Osepchuk, who stated, "Fire exits are located in the direction I am indicating, if alerted of a fire, please move in a calm and orderly manner to the nearest smoke-free exit or as directed.

Notice requirements of R.S.10-14-8, "Open Meetings Act" have been satisfied by the publication of the required advertisement in the Asbury Park Press, filing a copy of the notice with the Municipal Clerk, and posting a copy of the notice on the board in the Municipal Complex, and on the Township website www.neptunetownship.org.

The procedure for the conduct of the meeting is as follows:

Each applicant will come forward, be sworn in and give a description of their proposal. Commissioners will then question the applicant and make suggestions and/or comments regarding the proposal. At the direction of the Chair, the public portion will open for questions regarding the proposal or project before the Commission. At that point, we ask that the public come forward, give their name and address and be sworn in. The Chair has the right to limit the public to one five minute session per application. At the completion of the public portion, Mr. John Miller, Attorney for the Commission will review the conditions, suggestions and/or approvals prior to the acceptance or denial of the proposal.

The membership of the Historic Preservation Commission will end all matters no later than 10:30 PM, with no new testimony or new applications beginning after 10:00 PM. The minutes of these proceedings are being electronically recorded and the compact disc will be on file at the HPC Office for review. At this time, we ask that all cell phones be turned off or put on vibrate and we ask for the co-operation of the public in limiting any unnecessary noise."

I. ROLL CALL / FLAG SALUTE / MEETING CALLED TO ORDER

II. ATTENDANCE

- Kennedy Buckley __P__
- Lucinda Heinlein __P__
- Doug MacMorris __P__
- Pamela Mallette __A__
- Jenny Shaffer __P__
- Lenny Steen __P__
- Joseph Wierzbinsky __P__
- James McNamara __P__
- Deborah Osepchuk __P__

ALSO PRESENT: John P. Miller, Ronald D. Cucchiaro (Attorneys) and Torro Reporting, LLC

III. PRIVILEGE OF THE FLOOR / OPEN PUBLIC DISCUSSION

None.

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IV. APPLICATIONS FOR REVIEW:

- 1. **Application HPC2018-161 — 61 CLARK AVENUE— Block 265 Lot 20**
 Scott Petrillo and Salvatore Chiarelli (Owners / Applicants)
 Description of work: **Windows**
 Note: This application is carried from 2/12/19 HPC Regular Meeting
In attendance: Scott Petrillo, Owner / Applicant

The applicant provided two letters from contractors regarding the need to replace, rather than restore, the windows proposed for replacement.

Ms. Shaffer requested that the applicant provide background/previous experience with historical restoration of contractors supplying letters regarding restorability of windows.

After some discussion, the Applicant agreed to seek out further expert evaluation and recommendations regarding his windows.

A motion was offered by Ms. Heinlein, and seconded by Mr. Steen, to defer the application to the April 9, 2019 Regular HPC Meeting.

Kennedy Buckley	<u> </u> __RECUSED__
Lucinda Heinlein	<u> </u> __Y__
Doug MacMorris	<u> </u> __NV__ (2 nd Alternate; no vote required)
Jenny Shaffer	<u> </u> __Y__
Lenny Steen	<u> </u> __Y__
Joseph Wierzbinsky	<u> </u> __Y__
James McNamara	<u> </u> __Y__
Deborah Osepchuk	<u> </u> __Y__

- 2. **Application HPC2019-014 — 35 ATLANTIC AVENUE— Block 105 Lot 21**
 Carol and Edward Dunleavy (Owners / Applicants)
 Description of work: **Porch**
 Note: This application is carried from 2/12/19 HPC Regular Meeting
In attendance: Carol and Edward Dunleavy, Owners / Applicants

Entered into evidence:

A-2: photos of rail & handrail

A-3: excerpt from “Ocean Grove Historic District ... Guidelines”, p. 23

A-4: excerpt from “Ocean Grove Historic District ... Guidelines”, p. 70

A-5: photos of homes with railings attached to newel posts

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Applicants agreed to the following:

- Spandrels will be replaced by fascia on east and west elevations.
- Mullions will be added to 3rd door to match other two.
- Newel posts will be centered.
- Rail at rear stairs will be of wood or pipe, not PVC.
- Plastic lattice will be replaced with wood or Azek.
- Wolf decking material will be replaced with Aeratis.

Applicants will submit drawings to reflect aforementioned corrections.

A motion was offered by Mr. Steen, and seconded by Mr. Buckley.

Kennedy Buckley	__Y__
Lucinda Heinlein	__Y__
Doug MacMorris	__NV__ (2 nd Alternate; no vote required)
Jenny Shaffer	__ABSTAIN__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

3. Application HPC2018-213 — 139 STOCKTON AVENUE — Block 274 Lot 6

Jon Carnegie & Jared Blackman (Owners / Applicants)

Description of work: **Siding**

In attendance: **Jon Carnegie, Owner; Russ Schaefer, Applicant**

Siding will be Light Mist.

A motion was offered by Ms. Heinlein, and seconded by Mr. Buckley.

Kennedy Buckley	__RECUSED__
Lucinda Heinlein	__Y__
Doug MacMorris	__NV__ (2 nd Alternate; no vote required)
Jenny Shaffer	__Y__
Lenny Steen	__Y__
Joseph Wierzbinsky	__Y__
James McNamara	__Y__
Deborah Osepchuk	__Y__

4. Application HPC2019-019 — 71 MT PISGAH WAY — Block 118 Lot 16

Mark Landgrebe, United Solar (Applicant); Diane Henry (Owner)

Description of work: **Solar**

APPLICANT DID NOT ATTEND HEARING. Rescheduled to April 9, 2019 hearing.

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- 5. **Application HPC2019-028 — 30-32 ABBOTT AVENUE— Block 246 Lot 5**
 Jeff Krawitz (Applicant); Ocean View, Circa 1890, LLC (Owner)
 Description of work: **Stairs, Door**
 In attendance: **Stewart Herman, Co-Owner**

Owner agreed to investigate whether or not the window to be removed/resized is original, and to provide the following information to the HPC for Administrative Approval:
Specifications for posts supporting 3rd floor stairs – per HPC, should be at least 5”x5”, with Azek wrap.
Window/door dimensions.
Revised plans with changes bubbled and marked.

A motion was made by Ms. Heinlein and seconded by Mr. Buckley to agree to Administrative Approval upon receipt of the requested information.

Kennedy Buckley	<u> </u> Y <u> </u>
Lucinda Heinlein	<u> </u> Y <u> </u>
Doug MacMorris	<u> </u> NV <u> </u> (2 nd Alternate; no vote required)
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

- 6. **Application HPC2019-010 — 92 MT TABOR WAY — Block 151 Lot 6**
 Bob Eastin, Ocean Grove Hardware (Applicant); Walter & Associates LLC (Owner)
 Description of work: **Windows**
 In attendance: **Robert Eastin, Applicant; Charles Walter (Walter & Associates), Owner**

A motion was offered by Mr. Buckley and seconded by Mr. McNamara to approve restoration of north and west windows, and to replace the east-facing window.

Kennedy Buckley	<u> </u> Y <u> </u>
Lucinda Heinlein	<u> </u> N <u> </u>
Doug MacMorris	<u> </u> NV <u> </u> (2 nd Alternate; no vote required)
Jenny Shaffer	<u> </u> RECUSED <u> </u>
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

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- 7. **Application HPC2019-018 — 36 HECK AVENUE — Block 213 Lot 3**
 Tom Jardim / Ocean Groove LLC (Owner / Applicant)
 Description of work: **Porch**
In attendance: Rich Meisner (Ocean Groove LLC), Co-Owner; Brian Berzinskis, Architect

Applicant agreed to the following:

- Columns to be square/chamfered 6x6**
- Railings will be either Intex or Intex and mahogany; only CPVC will be used, no PVC.**
- There will be only a single fascia board.**
- Shutters to be installed in traditional method.**
- Windows on south, east and west elevations are egress (casement) windows.**
- The mudroom originally referenced in application is removed from application.**
- The outdoor shower originally referenced in application is removed from application.**
- Existing siding will remain.**
- Zoning approval for fence must be obtained. Once obtained, applicant may submit to HPC for review.**

Applicant agreed to submit the following for Tech Review:

- Column specifications**
- Plans showing single fascia board**
- Answers to questions regarding west window (“Is this window original?” “What is its condition?”)**

A motion was made by Ms. Heinlein to approve application provided the necessary changes are made to plans and submitted for Tech Review; motion was seconded by Mr. Steen.

Kennedy Buckley	<u> </u> Y <u> </u>
Lucinda Heinlein	<u> </u> N <u> </u>
Doug MacMorris	<u> </u> NV <u> </u> (2 nd Alternate; no vote required)
Jenny Shaffer	<u> </u> Y <u> </u>
Lenny Steen	<u> </u> Y <u> </u>
Joseph Wierzbinsky	<u> </u> Y <u> </u>
James McNamara	<u> </u> Y <u> </u>
Deborah Osepchuk	<u> </u> Y <u> </u>

MOTION TO CONTINUE MEETING AND HEAR NEW APPLICATIONS PAST 10:00 OFFERED BY MS. HEINLEIN AND SECONDED BY MR. WEIRZBINSKY; UNANIMOUSLY ACCEPTED.

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- 8. Application HPC2019-029 — 125 COOKMAN AVENUE— Block 253 Lot 11**
 Joe Kircher, Schuler Roofing (Applicant); Alexander and Joyce Dawson (Owners)
 Description of work: **Roof**
In attendance: Joe Kircher (Schuler Roofing), Applicant

Kennedy Buckley	__Y__	
Lucinda Heinlein	__N__	
Doug MacMorris	__NV__	(2 nd Alternate; no vote required)
Jenny Shaffer	__Y__	
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
James McNamara	__Y__	
Deborah Osepchuk	__Y__	

- 9. Application HPC2019-020 — 68 CLARK AVENUE — Block 267 Lot 6**
 Zechariah Greenspan (Applicant); HSBC Bank USA NA, Trustee (Owner)
 Description of work: **Door**
APPLICANT DID NOT ATTEND HEARING. Rescheduled to April 9, 2019 hearing.

V. APPLICATIONS AND RESOLUTIONS TO BE MEMORIALIZED:

- 1. Resolution 2019-008 for 112-1/2 CLARK AVENUE**
Motion to memorialize offered by Ms. Heinlein, seconded by Mr. Buckley.

Kennedy Buckley	__Y__	
Lucinda Heinlein	__Y__	
Doug MacMorris	__Y__	
Pamela Mallette	__NV__	-- Absent from initial hearing; ineligible to vote
James McNamara	__Y__	
Jenny Shaffer	__NV__	-- Absent from initial hearing; ineligible to vote
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	

- 2. Resolution 2019-009 for 94 MAIN AVENUE**
Motion to memorialize offered by Mr. Steen, seconded by Mr. Buckley.

Kennedy Buckley	__Y__	
Lucinda Heinlein	__Y__	
Doug MacMorris	__Y__	
Pamela Mallette	__NV__	-- Absent from initial hearing; ineligible to vote
James McNamara	__Y__	
Jenny Shaffer	__NV__	-- Absent from initial hearing; ineligible to vote
Lenny Steen	__Y__	
Joseph Wierzbinsky	__Y__	
Deborah Osepchuk	__Y__	

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3. Resolution 2019-010 for 96 WEBB AVENUE

Motion to memorialize offered by Mr. Steen, seconded by Mr. Buckley.

Kennedy Buckley	_Y_	
Lucinda Heinlein	_Y_	
Doug MacMorris	_Y_	
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_Y_	
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen	_Y_	
Joseph Wierzbinsky	_Y_	
Deborah Osepchuk	<u>NV</u>	-- "NO" vote in initial vote; ineligible to vote

4. Resolution 2019-011 for 94 MT CARMEL WAY

Motion to memorialize offered by Mr. Steen, seconded by Mr. Buckley.

Kennedy Buckley	_Y_	
Lucinda Heinlein	_Y_	
Doug MacMorris	_Y_	
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_Y_	
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen	_Y_	
Joseph Wierzbinsky	_Y_	
Deborah Osepchuk	_Y_	

5. Resolution 2019-012 for 72 CLARK AVENUE

Motion to memorialize offered by Mr. Steen, seconded by Mr. Buckley.

Kennedy Buckley	_Y_	
Lucinda Heinlein	_Y_	
Doug MacMorris	_Y_	
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	_Y_	
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen	_Y_	
Joseph Wierzbinsky	_Y_	
Deborah Osepchuk	_Y_	

6. Resolution 2019-013 for 85 MT ZION WAY

Motion to memorialize offered by Mr. Steen, seconded by Ms. Heinlein.

Kennedy Buckley	<u>NV</u>	-- Abstained from initial vote; ineligible to vote
Lucinda Heinlein	_Y_	
Doug MacMorris	_Y_	
Pamela Mallette	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
James McNamara	<u>NV</u>	-- Recused at initial hearing; ineligible to vote
Jenny Shaffer	<u>NV</u>	-- Absent from initial hearing; ineligible to vote
Lenny Steen	_Y_	
Joseph Wierzbinsky	<u>NV</u>	-- "NO" vote in initial vote; ineligible to vote
Deborah Osepchuk	_Y_	

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**7. Resolution 2019-014 for 139 STOCKTON AVENUE
Motion to memorialize offered by Ms. Heinlein, seconded by Mr. Buckley.**

Kennedy Buckley	___Y__	
Lucinda Heinlein	___Y__	
Doug MacMorris	___Y__	
Pamela Mallette	___NV__	-- Absent from initial hearing; ineligible to vote
James McNamara	___Y__	
Jenny Shaffer	___NV__	-- Absent from initial hearing; ineligible to vote
Lenny Steen	___Y__	
Joseph Wierzbinsky	___Y__	
Deborah Osepchuk	___Y__	

VI. DISCUSSION ITEMS: None

VII. ADJOURNMENT:

MOTION: Mr. Buckley
SECOND: Mr. Steen
TIME: 10:30 pm

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